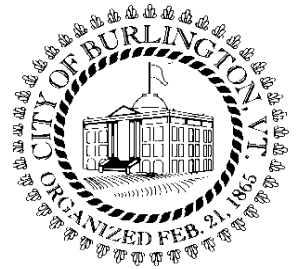


Department of Permitting and Inspections

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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP 20-0858CA, 225 Elmwood Avenue
Date: May 26, 2020

File: ZP20-0858CA

Location: 225 Elmwood Avenue

Zone: RM **Ward:** 3C

Parking District: Shared Use

Date application accepted: May 6, 2020

Applicant/ Owner: Green Mountain Habitat for Humanity

Request: Demolish existing single family home, rebuild new home.

Background:

- Zoning Permit 10-1086NA; replace roof. June 2010.

Overview:

225 Elmwood Avenue is a small dwelling, estimated to be constructed prior to 1869 (it appears on the Beers Atlas Map of 1869, at right). The application details material and structural failure. Asbestos analysis and abatement has been completed. A replacement single family, two story home is proposed. As there is documentation of human remains discovered in the immediate vicinity, (215 Elmwood), there remains the probability that the 1812 burial ground may extend into this area.

Part 1: Land Division Design Standards

No land division is proposed.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The site is relatively flat. Trees along the north-east corner of the property and 3 in the back yard are proposed to be removed as part of this redevelopment.



(b) Topographical Alterations:

None proposed.

(c) Protection of Important Public Views:

There are no protected views from or through this property. Not applicable.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

225 Elmwood Avenue is not listed on the State of Vermont or National Register of Historic Resources.

Recent review of a neighboring property raised an important issue with this section of Elmwood Avenue. There is the potential for discovery of human remains, likely associated with a burial ground for soldiers and hospital staff during the War of 1812. The Consulting Archaeology Program at UVM (CAP) has previously determined that there were some war burials, presumably of black soldiers, in the neighborhood of Spring Street, near the encampment site of soldiers of color. The 1937 discovery of human remains at a neighboring property underlines the unknown nature of the boundaries of any burial sites, raises the potential for additional, unmarked interments. The applicant should take notice that should any archaeological resources be uncovered during excavation, appropriate authorities shall be contacted to determine suitable treatment and disposition.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application will preclude use of wind, solar, or other renewable energy resource. If geothermal is desired, the same concerns for ground disturbance will apply.

(f) Brownfield Sites:

None identified at this location.



(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

The plan provides for both a front and back porch; both satisfactory for sheltering residents and visitors from inclement weather. There is adequate room for snow storage at the end of the driveway.

An Erosion Prevention and Sediment Control Plan will be required subject to review and approval by the Stormwater Engineering Program.

(h) Building Location and Orientation:

The replacement home is oriented toward the street and situated to replicate the street setback of neighboring properties. Moving the replacement building closer to the street will bring the home within the required front yard setback as calculated based on neighboring properties..

(i) Vehicular Access:

There is an existing curb cut and (mostly grown over) driveway south of the residence which is proposed to be duplicated with a length to accommodate the two required parking spaces.

(j) Pedestrian Access:

There is a public sidewalk along the west side of Elmwood Avenue. The site plan does not illustrate a walkway connecting the sidewalk to the new residence, which is required.

(k) Accessibility for the Handicapped:

ADA access is administered by the building inspector's office. Although not required, access is encouraged, even if only by Vermont Visitability Standards.

(l) Parking and Circulation:

Two parking spaces are required for a single family home. Two are proposed in the driveway.

(m) Landscaping and Fences:

A 6' stockade fence will be installed along the northerly property boundary. The Clear Site Triangle must be observed.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

A typical residential style wall fixture is proposed. The product spec sheet is attached.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

Electrical and cable conduit will be undergrounded. A shed is proposed in the southwesterly corner of the rear yard. A minimum 5' setback is required.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

As a two story, gable front residence with attached open porches is consistent with the immediately neighborhood.

2. Roofs and Rooflines.

The gable front structure will feature shed roofed porches; a common combination on Elmwood Avenue.

3. Building Openings

The new home will feature both single and paired double hung windows. Entries are available at both the east and west elevations.

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

There are no protected public views from or through this property.

(d) Provide an active and inviting street edge:

The open porch, with a visible front entry and a porch light will provide a welcoming introduction to the street. A walkway will be required from the front entry to the public sidewalk.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Vinyl siding and windows, with an asphalt shingle roof are proposed. The shed sheathing is similarly proposed.

All are acceptable for new construction.

(f) Reduce energy utilization:

The replacement home is proposed to be built to meet Efficiency Vermont standards.

All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Any signage will require a separate zoning permit.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Redevelopment is subject to all applicable building and life safety codes as defined by the Burlington's Building Inspector and the Fire Marshal.

Items for the Board's consideration:

- The fence shall meet the Clear Site Triangle:
- The shed shall be set back a minimum of 5' from the property line.
- Vertical encroachment into a required setback is allowed per Section 5.3.5. (a) 1. And (b).
- If any archaeological resources are discovered during excavation, work shall stop until appropriate authorities are notified allowing for investigation, identification, and appropriate disposition of the resources.

